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7 *Attorneys for Defendant*  
8 *Bank of America, N.A.*

9 **UNITED STATES DISTRICT COURT**  
10 **DISTRICT OF NEVADA**

11 DANIEL P. SHANNON, an individual,  
12 Plaintiff,

13 v.

14 BANK OF AMERICA, N.A., successor to La  
15 Salle Bank, N.A., as Trustee, on behalf of the  
16 holders of the Thornburg Mortgage Securities  
Trust 3007-4 Mortgage Loan Pass-Through  
17 Certificates, MERIDIAS CAPITAL, INC., a  
Nevada Corporation, QUALITY LOAN  
SERVICE CORPORATION, DOES I-X, ROES  
I-X Corporations

18 Defendants.  
19

Case No.: 2:11-cv-01174-JCM-RJJ

**ORDER CANCELING LIS PENDENS**

20 The Court issued an Order granted the Motion for Judgment on the Pleadings in favor of  
21 Defendant Bank of American, N.A. (BANA) and entered Judgment on December 5, 2011 [Dkts. 27  
22 and 28].

23 BANA further requests that the lis pendens currently recorded against the subject property by  
24 Plaintiff Daniel P. Shannon (**Plaintiff**) be canceled.

25 The Court finds that Plaintiff recorded a Notice of Lis Pendens Affecting Real Property (**Lis**  
26 **Pendens**) on or about June 15, 2011, as Document No. 201106150001148 in the real property  
27 records maintained by Clark County Recorder. A copy of the Lis Pendens is attached hereto as  
28 **Exhibit A** and fully incorporated by reference.


1 Upon consideration of BANA's request to cancel the above-referenced Lis Pendens, and  
2 good cause appearing therefore, the Court hereby grants BANA its requested relief and rules as  
3 follows:

4 1. It is ordered, adjudged and decreed that the above-referenced Lis Pendens is hereby  
5 canceled, released and expunged.

6 2. It is further ordered, adjudged and decreed that this Order canceling the above-  
7 referenced Lis Pendens has the same effect as an expungement of the original Lis Pendens.

8 3. It is further ordered, adjudged and decreed that Defendant record a properly certified  
9 copy of this Cancellation Order in the real property records of Clark County, Nevada within a  
10 reasonable amount of time from the date of this Order's issue.

11 APPROVED:

12   
13 UNITED STATES DISTRICT JUDGE  
14 Dated: March 29, 2012

15 Submitted by:  
16 **AKERMAN SENTERFITT LLP**

17 /s/ Diana S. Erb  
18 ARIEL E. STERN, ESQ.  
19 Nevada Bar No. 8276  
20 DIANA S. ERB, ESQ.  
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24 *Attorneys for Defendant*  
25 *Bank of America, N.A.*  
26  
27  
28

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# **EXHIBIT A**

# **EXHIBIT A**



**RECORDING COVER PAGE**

Must be typed or printed clearly in black ink only.

Inst #: 201106150001148

Fees: \$32.00

N/C Fee: \$0.00

06/15/2011 10:09:42 AM

Receipt #: 812287

Requestor:

DANIEL SHANNON

Recorded By: CDE Pgs: 19

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN#

16304-720-004

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>

**TITLE OF DOCUMENT (DO NOT Abbreviate)**

NOTICE OF LSS PENDENS AFFECTING REAL  
PROPERTY, TO THE RECORDER DEED RECORDS,  
CLARK COUNTY, NEVADA

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

**Recording requested by:**

DANIEL SHANNON

**Return to:**

**Name**

DANIEL SHANNON

**Address**

4375 S. BUFFALO, SUITE 105

**City/State/Zip**

LAS VEGAS, NV 89147

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

P:\Recorder\FORMS 12\_2010

1 NOLP  
2 DANIEL P. SHANNON  
3 4375 S. Buffalo Suite 105  
4 Las Vegas, Nevada 89147  
5 (702) 498-3688  
6 buildvegas@yahoo.com  
7 Plaintiff in proper person

FILED

JUN 15 9 41 AM '11

CLERK OF DISTRICT COURT

DISTRICT COURT

CLARK COUNTY NEVADA

9 DANIEL P. SHANNON, an individual

10 Plaintiffs,

Case No. A-11-642955-C  
Dept No. I

11 vs.

12  
13 BANK OF AMERICA N.A, successor to La  
14 Salle Bank, N.A., as trustee, on behalf of the  
15 holders of the Thornburg Mortgage Securities  
16 Trust 3007-4 Mortgage Loan Pass-Through  
17 Certificates, MERIDIAS CAPITAL INC, a  
18 Nevada Corporation, QUALITY LOAN  
19 SERVICE CORPORATION, DOES I-X,  
20 ROES I-X Corporations, ,

Defendants

21 **NOTICE OF LIS PENDENS AFFECTING REAL PROPERTY**

22 **TO THE RECORDER, DEED RECORDS, CLARK COUNTY, NEVADA**

23 COMES NOW, DANIEL SHANNON, and hereby files his notice of action affecting the title or  
24 possession of real property, pursuant to NRS 14.010 (1), and would show the following:

25 There is currently an action pending against the following property: APN # 163-04-720-004  
26 THE STREET ADDRESS IS 1811 Langley Estates Street, Las Vegas, Clark County, Nevada  
27 89117

28 The parties involved are the following:

1 DANIEL SHANNON, Plaintiff, and the following defendants:

2 BANK OF AMERICA N.A, successor to La Salle Bank, N.A., as trustee, on behalf of the  
3 holders of the Thornburg Mortgage Securities Trust 3007-4 Mortgage Loan Pass-Through  
4 Certificates, MERIDIAS CAPITAL INC, a Nevada Corporation, QUALITY LOAN SERVICE  
5 CORPORATION, DOES I-X, ROES I-X Corporations,

6 The cause number is A-11-642955-C, currently pending in department "I," Eighth  
7 Judicial District Court, Clark County, Nevada

8 The nature of the complaint is for a Wrongful Foreclosure, Quiet Title, Misrepresentation,  
9 and for other relief, a copy of which is attached. Plaintiff seeks her interest in the property.

10 Plaintiff also seeks damages.

11 Dated this 13<sup>th</sup> day of June, 2011.

  
12  
13 DANIEL P. SHANNON  
14 4375 S. Buffalo Suite 105  
15 Las Vegas, Nevada 89147  
16 (702) 498-3688  
17 buildvegas@yahoo.com  
18 Plaintiff in proper person  
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CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE

  
CLERK OF THE COURT

JUN 15 2011